

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
WEDNESDAY, FEBRUARY 19, 1986
7:30 P.M.

ROLL CALL Present: Council Members - Olson, Pinkerton,
Reid, Snider, & Hinchman
(Mayor)

Absent: Council Members - None

Also Present: City Manager Peterson, Assistant City
Manager Glenn, Community Development
Director Schroeder, Public Works Director
Ronsko, City Attorney Stein, and City
Clerk Reimche

INVOCATION The invocation was given by Dr. Wayne Kildall, Center of
Hope.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was led by Mayor Hinchman.

PRESENTATIONS Council Member Snider presented to City Manager Peterson
and Public Works Director Ronsko, a book containing
drawings and comments which had been done by Mrs. Snider's
students following a visit to the Vinewood Ponding Basin.

REPORTS OF THE CITY MANAGER

CONSENT CALENDAR In accordance with report and recommendation of the City
Manager, Council, on motion of Council Member Pinkerton,
Reid second, approved the following actions hereinafter set
forth.

* * * * *

CLAIMS Claims were approved in the amount of \$1,634,513.52.

VARIOUS PLANS AND SPECIFICATIONS APPROVED Council approved the following bids and specifications and
authorized the advertising for bids thereon:

a) "Well 6R Enclosure," 218 Mission Street

b) "Stadium Rim Fencing"

STOP SIGN APPROVED ON WOODHAVEN AT EILERS

RES. NO. 86-28 Staff recommended to Council that a stop sign installation
be approved on Woodhaven at Eilers Lane because of the
unusual lane geometrics at that location to provide
positive control.

Council adopted Resolution No. 86-28 approving the
installation of a stop sign on Woodhaven Lane (southbound)
at Eilers Lane.

RESOLUTION ADOPTED ESTABLISHING NEED FOR THE RENOVATION OF HOTEL LODI

RES. NO. 86-30 Council was apprised that a proposal has been received to

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renovate the Hotel Lodi into single room occupancy units to benefit low and moderate income persons, particularly the elderly. This proposal will serve to provide clean, affordable housing to a segment of elderly population currently in need.

Council was further apprised that this proposal is consistent with the goals and objectives for the City of Lodi Community Development Block Grant Programs, specifically that the needs of Lodi's elderly will be considered in the use of Community Development Block Grant Programs.

Council adopted Resolution No. 86-30 - Resolution Establishing the Need for Renovation of Hotel Lodi.

PUBLIC HEARINGS

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Hinchman called for the Public Hearing to consider the Planning Commission's recommendation that the City Council approve the General Plan - Land Use Element No. GPA-LU-86-1 which consists of two sections:

- a) to redesignate a portion of the lot at 238 South Pleasant Avenue from Office - Institutional to Commercial; and
- b) to redesignate a 4.0 acre parcel proposed for the northwest corner of Cherokee Lane and East Century Boulevard from Commercial to Medium Density Multiple Family.

VARIOUS ITEMS
CONTINUED TO 3/5/86
MEETING

APPEAL SET FOR
HEARING 3/5/86

City Clerk Reimche presented a letter which had been received from Ted A. Molfino, 873 E. Pine Street, Lodi which reads as follows:

"The Community Development Director's letter of 29 January, 1986 advised that the Lodi City Planning Commission had denied our request on behalf of Inez Huppert for an amendment to the Land Use Element of the General Plan by redesignating parcels at 15 and 17 Daisy Avenue from High Density Multiple Family to Heavy Industrial.

This letter is our appeal to the City of Lodi Council for action to overturn the Lodi City Planning Commission's denial of the rezoning application as contained in our letter of 9 January, 1986"

Following discussion, Council, on motion of Council Member Pinkerton, Olson second, continued to the Regular Meeting of March 5, 1986 consideration of General Plan-Land Use Element No. GPA-LU-86-1 which consists of sections i.e. "a" and "b" heretofore set forth and set the appeal of Inez Huppert for a Public Hearing at the Regular Council Meeting of March 5, 1986.

Further, under the same motion, Council set for Public Hearing at the Regular Council Meeting of March 5, 1986,

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the request of T. A. Molfino on behalf of Inez Huppert to rezone 15 and 17 Daisy Avenue, Lodi, from R-HD, High Density Multiple Family Residential to M-2, Heavy Industrial.

Further, under the same motion, Council continued to the Regular Meeting of March 5, 1986, the Public Hearing to consider the Planning commission's recommendation that the City Council approve the request of Masato Yamashita and William Kagawa to rezone a portion of the lot at 238 South Pleasant Avenue from R-C-P, Residential-Commercial-Professional to C-1, Neighborhood Commercial.

Further, Council continued to the Regular Meeting of March 5, 1986, the Public Hearing to consider the Planning Commission's recommendation that the City Council approve the request of Ronald B. Thomas on behalf of Johnson Ranch, a General Partnership to amend P-D (19), Planned Development District No. 19 at the northwest corner of Cherokee Lane and East Century Boulevard to permit multiple-family development, consistent with R-GA requirements rather than commercial development.

REZONING APPROVED
FOR PARCEL AT 1127
INDUSTRIAL WAY

ORD. NO. 1374 ✓
INTRODUCED

Notice thereof having been published according to law, and a copy of which affidavit is on file in the office of the City Clerk, Mayor Hinchman called for the Public Hearing to consider the Planning Commission's recommendation that the City Council approve the request of Curtis and Vernie Drege to rezone the parcel at 1127 Industrial Way, from R-1, Single-Family Residential to M-1 Light Industrial to bring it into consistency with the General Plan.

The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject area and responded to questions regarding the matter as were posed by the Council.

There being no persons in the audience wishing to speak either in favor of or against the matter, Mayor Hinchman closed the public portion of the hearing.

On motion of Council Member Pinkerton, Snider second, Council introduced Ordinance No. 1374 rezoning the parcel at 1127 Industrial Way from R-1, Single-Family Residential to M-1, Light Industrial to bring it into consistency with the General Plan. The motion carried by unanimous vote of the Council.

PROPOSED REZONING
AT 712, 714, AND
822 SOUTH BECKMAN
ROAD, LODI, REFERRED
BACK TO PLANNING
COMMISSION

Notice thereof having been published according to law and a copy of the affidavit being on file in the office of the City Clerk, Mayor Hinchman called for the Public Hearing to consider the Planning Commission's recommendation that the City Council approve the action initiated by the Planning Commission to rezone 712, 714, and 822 South Beckman Road from R-1, Single-Family Residential to M-1, Light Industrial to bring the area into conformance with the General Plan.

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The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject area and responded to questions as were posed by the Council.

Council Member Pinkerton indicated that it was his feeling that the rezoning should be Heavy Industrial rather than Light Industrial and cited his reasons for this recommendation.

There being no persons in the audience wishing to address the Council regarding this matter, Mayor Hinchman closed the Public Hearing.

Following additional discussion, Council on motion of Council Member Reid, Pinkerton second, referred to the Planning Commission the proposed rezoning of the parcels at 712, 714, and 822 South Beckman Road, Lodi, from R-1, Single-Family Residential to M-2, Heavy Industrial.

PLANNING COMMISSION REPORT City Manager Peterson presented the following Planning Commission Report of the Planning Commission Meeting of February 10, 1986:

ITEMS OF INTEREST The Planning Commission -

1. Extended, for a two-year period, the Use Permit issued to Holz Rubber Company for the temporary location of an office trailer at 1129 South Sacramento Street in an area zoned M-2, Heavy Industrial.
2. Determined that a Zoning Hardship did not exist and denied the request of Anthony C. Patti, of Delta Signs on behalf of Capitol Property Management, to increase the size of tenant identification on a shopping center identification sign from 100 square feet to 186 square feet at 100 West Turner Road in an area zoned P-D (17), Planned Development District No. 17.
3. Recommended that the San Joaquin County Planning Commission approve the request of CALVA Products, Inc. for a development plan to construct manufacturing and distribution facilities for specialized livestock feeds at the northwest corner of State Route 99 Frontage Road and Winery Road, north of Lodi.

COMMUNICATIONS
(CITY CLERK)

ABC LICENSE
APPLICATIONS

City Clerk Reimche presented the following application that had been received for an Alcoholic Beverage License:

- a) Amir A./Maria E. Amini
Catalina L. Magdaleno
Ricco's Pizza
100 North Cherokee Lane, Lodi
On sale beer and wine eating Place
Original License

CLAIMS

City Clerk Reimche presented the following Claims which had been filed against the City of Lodi advising that it is the recommendation of the City Attorney and Leonard J. Russo, Inc., the City's Contract Administrator that they be denied:

- a) Jerauld Preszler, DOL 11/21/85
- b) John Emanuel Kelly, DOL 12/9/85

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On motion of Council Member Olson, Hinchman second, Council denied the heretofore listed claims and referred them back to the City's Contract Administrator.

COMPLAINT REGARDING
CITY WATER WELL
INSTALLATION AT
BLAKELY PARK

City Clerk Reimche presented a letter which had been received from Luigi Boccia, 223 Mission Street, Lodi, opposing the installation of the water well at Blakely Park suggesting that the well be removed, that the City install a submersible well, or reimburse him \$25,000 for the depreciated value of his house. Mr. Boccia was in the audience and addressed the Council regarding the matter.

Also addressing the Council on the matter was Ms. Delma Schmidt, 219 Mission Street, Lodi.

REPRESENTATIVES
FROM HARLEY-DAVIDSON
MOTOR COMPANY REQUEST
OPPORTUNITY TO
ADDRESS COUNCIL
RE BID FOR SOLO-TYPE
ENFORCEMENT MOTORCYCLES

City Clerk Reimche presented a letter which had been received from Mr. Jay Westbrook of the Harley-Davidson Motor Company, Inc. announcing that it is their intention to appeal the solo-type enforcement motorcycle bid awarded to Kawasaki. Mrs. Reimche advised that because of the flooding conditions, Mr. Westbrook was unable to attend this Council meeting but wants to address the Council regarding the matter at the March 5, 1986 meeting.

Council discussion followed with questions being directed to Staff. The matter was continued to the March 5, 1986 Council Meeting.

City Manager Peterson indicated that he would discuss with Staff the implementing of a City Policy of advising bidders of bids received and the Staff recommendation that will be forwarded to the Council for the award. City Manager Peterson will be making a report back to the Council on this matter at the March 5, 1986 Council Meeting.

COMMENTS BY CITY
COUNCIL MEMBERS

COUNCIL MEMBER OLSON
NAMED LODI'S 1986
WOMAN OF THE YEAR

Mayor Pro Tempore Reid announced that Council Member Olson had been named "Lodi's 1986 Woman of the Year". Congratulations were extended to Council Member Olson.

COUNCIL REQUEST
60 DAY DELAY BY COUNTY
PRIOR TO IMPOSING
INCREASED GATE FEES FOR
INDUSTRIAL SOLID WASTE
DEPOSITS

Following introduction of the matter by Mayor Pro Tempore Reid and discussion, Council concurred that a letter should be forwarded immediately to the San Joaquin County Board of Supervisors requesting a 60 day delay before imposing increased gate fees for industrial solid waste deposits in order to give the City adequate time to review and analyze this matter.

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Mayor Hinchman directed the City Manager to forward an immediate letter to the San Joaquin County Board of Supervisors requesting this delay.

STAFF APPLAUDED
FOR EFFORTS DURING
POTENTIAL FLOODING
EMERGENCY

Council Member Snider applauded City Staff for the "terrific job" it is doing during this potential flood emergency.

TICKETING OF
LODI READY MIX VEHICLE
DELIVERING SUPPLIES
TO Lodi LAKE AREA
QUESTIONED

Council Member Pinkerton questioned the ticketing of a Lodi Ready Mix Vehicle delivering supplies to the Lodi Lake Area during this emergency situation indicating that perhaps the officer had been overzealous in issuing this citation for an unattended vehicle. City Manager Peterson was directed to look into the matter.

UPDATE BY CITY
ATTORNEY ON

MEASURE "A" LAWSUIT City Attorney Stein presented an update on the Measure A Lawsuit.

COMMENTS BY THE
PUBLIC ON NON
AGENDA ITEMS

CITY APPLAUDED ON
EFFORTS DURING
EMERGENCY SITUATION

Mary Helen Barro of King Video Television Company and Dr. Wayne Kildall of the Center of Hope addressed the Council applauding the City for its efforts during this emergency situation.

City Manager Peterson commended all City employees on their effort and dedication during this period.

The efforts of volunteers giving aide were also applauded, as well as the outstanding job being done by King Video Television in keeping the people of this community apprised of the latest information available regarding the matter.

REPORTS OF THE
CITY MANAGER

REGULAR CALENDAR

STATUS REPORT BY THE
OLD Lodi UNION HIGH SCHOOL
SITE FOUNDATION

Old Lodi Union High School Site Foundation Chairman Dennis Bennett gave a status report regarding Hutchins Street Square outlining plans to continue efforts for fund raising in 1986; advising that plans for Field and Fair Day and the Night in the Gym are going forward.

Mr. Bennett indicated that fund raisers for 1985 had been most successful and that \$130,000 of working capital had been generated.

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Mr. Bennett also expressed the Foundation's hope for continued Council support for this site.

STATUS REPORT
SAN JOAQUIN COUNTY
ECONOMIC DEVELOPMENT
ASSOCIATION
REPRESENTATIVE

cl. 3-2

Mr. Mike Bradley, Executive Manager, Lodi District Chamber of Commerce, as Lodi's representative to the San Joaquin County Economic Development Association presented a status report of the Association's activities and accomplishments.

TRAFFIC SIGNAL
PRIORITY STUDY
RECEIVED FOR
FILING - INSTALLATION
PRIORITIES SET

cl. 4-3-2

Agenda item k-3 - "Review of Traffic Signal Priority Study" was introduced by City Manager Peterson and Public Works Director Ronsko.

Council discussion followed with questions being directed to Staff.

City Clerk Reinche presented letters received from the Rivergate Mokelumne Homeowners Association, Dale Geweke, 1352 Rivergate Drive, Dr. Melvin Escara, 1217 Rivergate Drive, Ms. Beth Grady, 1257 Rivergate Drive, O. E. Radtke, 1016 N. Lincoln Street, and Dr. Steven L. Mandel, P. O. Box 1028, Lodi, urging traffic signal installations at the intersection of Rivergate/Church and Turner.

The City Clerk also presented a letter which had been received from the Lodi District Chamber of Commerce advising that their Board of Directors, at its February meeting, voted unanimously to support the recommendations of the Highway and Transportation Committee regarding the placement of a traffic signal at the intersection of Turner Road and Church Street. In addition they requested that the City of Lodi suggest to Cal Trans the placement of a signal at the intersection of Victor and Cluff Avenue.

Following discussion with questions being directed to Staff, Council took the following actions:

On motion of Council Member Snider, Pinkerton second, Council received for filing the "Traffic Signal Priority Study", authorized the allocation of appropriate funds for the installation of traffic signals at the intersection of Ham and Lockeford and at Church and Turner, and directed Staff to commence work on the installation of traffic signals at Cluff and Victor.

Following additional discussion regarding a "right turn only" median at Kettleman and Fairmont and traffic in general on Kettleman lane, it was proposed that this area be designated for a Shirtsleeve discussion topic at a future meeting.

200 BLOCK E. LODI
AVENUE - "NO PARKING"
ZONE

cl. 4-3-2

At the October 2, 1985 Council meeting, the City Council adopted a resolution for a "No Parking" zone on the 200 block of East Lodi Avenue. Vincent Tancreto, a homeowner of 234 E. Lodi Avenue would like the "No Parking" zone limits amended to allow unlimited street parking in the area where a residence is involved.

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On motion of Council Member Snider, Reid second, the matter was set for Public Hearing at the Regular Council Meeting of March 5, 1986.

REQUEST FOR OUTSIDE
WATER SERVICE FOR
1207 E. HIGHWAY 12
APPROVED

A request for outside water service for 1207 E. Highway 12 (Kettleman Lane) was received from the First Church of the Nazarene.

Council was apprised that the church is asking that the City consider allowing them to install a small line in Kettleman Lane to their property on a temporary basis with the understanding that when The Meadows property develops, they would pay the reimbursement for their frontage, estimated at \$4,000, and all costs associated with making a new tie to that main. This, however, does not conform to the requirements of the present City Code.

In Staff's discussions with the developer's engineer for The Meadows, the scheduled timing for the Kettleman Lane improvements (including watermain installation) was more than a year off. However, the developer has indicated that he is willing to move the installation of the water line forward in order to be a good neighbor to the Church. The City would enter into an agreement with the developer and when the Church tied into the watermain, the developer would be reimbursed for half of the cost of the main across the church frontage (approximately \$4,000). The Church would be responsible for all cost associated with their service and meter installation.

Following discussion with questions being directed to staff and to a representative of the Church who was in the audience (Mr. Albert Baumgartner, 320 E. Tokay, Lodi), Council, on motion of Council Member Pinkerton, Olson second, approved the request for outside water service and directed that the Church work directly with the engineer of The Meadows regarding the subject watermain installation.

AWARD CONTRACT-
REMOVE AND REPLACE
PUBLIC SAFETY
BUILDING AIR CONDITIONING
CONDENSER

RES. NO. 86-29

City Manager Peterson presented the following bids which had been received for the removal and replacement of the Public Safety Building Air Conditioning Condenser:

BIDDER	AMOUNT
Lang's Enterprises	\$12,019.97
Energy Wise A/C	\$13,900.00
Industrial Refrigeration, Co.	\$16,934.00
Commercial Air	\$16,975.00
Henderson Bros.	\$17,283.00

Following recommendation of the City Manager, Council on motion of Mayor Pro Tempore Reid, Olson second, adopted Resolution No. 86-29 awarding the contract for the "Removal

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and Replacement of the Public Safety Building Air Conditioning Condenser" to Lang's Enterprises in the amount of \$12,019.97.

ADJOURNMENT

There being no further business to come before the Council, Mayor Hinchman adjourned the meeting at approximately 9:20 p.m.

ATTEST:

Alice M. Reinche
Alice M. Reinche
City Clerk